



FLEXI
ACCESS FLOOR

Care & Maintenance





Flexi Access Floor Care & Maintenance

General

- Protection and Maintenance of a Raised Access Floor System after installation will ensure adherence to design specifications, sustain quality of performance and prolong life of the system.
- Before attempting to gain access to the under floor void consult any drawings indicating the positions of underfloor trunking, services and fire barriers.
- A finished access floor should be protected by HDPE polythene sheet / hardboard to prevent damage
- Proper panel lifting devices should always be employed; the use of screwdrivers, chisels etc. to force up panels will result in damage to the panel edge and any surface covering. Panels should be carefully lifted and replaced in their original orientation
- Each panel should position, without the use of force, into its proper location. If it fails to do so, remove it and examine the reason
- **Do not force panels into position**
- Only single rows of panels should be lifted at any one time so as not to leave pedestals independent of panels, as they are more prone to damages

1. Floor Traffic

A freshly installed floor should be devoid of any traffic for 24 hours or till the adhesive is cured. Non adherence to this factor may result in rocking, lipping and changes in panel levels

2. Equipment Moving Precautions

2.1 The access floor must be protected from overloads and circumstances that exceed its specifications.

2.2 Movement of heavy loads and equipment may require protection of the floor system through the use of 18mm plywood or other suitable load-distributing materials.

3. Cut Panel information

3.1 Every project will require floor panels that must be cut. Cuts are necessary in perimeter wall situations, cut-to-fit obstructions and to house PVD Service enters, grommets, diffusers etc

3.2 Use proper equipment and follow safety precautions

3.3 Seal the cut edges of access floor panels

4. Guidelines for cleaning of HPL (High Pressure Laminates) Panels

Do's:

4.1 Dry mop, sweep, vacuum, or damp mop with a mild detergent or general- purpose cleaner.

4.2 Stubborn stains may be removed with non-flammable organic cleaners.

4.3 Provide protection from sand and chemicals tracked in on shoes by providing "walk-off mats" at entrances

Don'ts:

4.4 Do not permit the cleaner to get into the cracks between the support panel and the laminate as it could adversely affect the bond.

4.5 Do not clean floor surface with steel wool, nylon pads or strong abrasives, manually or with power equipment.

4.6 Don't flood the floor with water or cleaning agents.

4.7 Do not buff, wax, oil or polish - they are unnecessary and may interfere with conductive properties of the laminate.

5. Guidelines for cleaning Conductive and Static Dissipative Vinyl Panels

Dos:

5.1 Keep floor clean by damp-mopping with a neutral cleaner

5.2 Provide protection from sand and chemicals tracked in on shoes by providing "walk-off mats" at entrances

Don'ts:

5.4 Don't Flood or use other than just a damp mop. Excessive quantity of water can attack the adhesive and cause delamination.

5.5 Don't use strong abrasives or scrapers to remove stains.

6. Removal and Re installation of Panels

6.1 When access to the space under the floor is required, only those panels directly over the area of work should be removed.

6.2 The first panel removed must be removed with the use of panel lifter.

6.3 Place the lifter on the panel and lift it up vertically.

6.4 If panels adjacent to this panel require removal, place a hand under those and lift vertically





7. Tools Required

- Laser Level : The laser level emits a narrow rotation beam of light and is used as a levelling instrument for installing an access floor
- Small Level : Suitable for checking that pedestals are perpendicular
- Bandsaw : To cut panels accurately for perimeters
- Power Screwdriver: To bolt screws in place
- Metal tape
- Chalk line
- Electric hand drill
- Screwdrivers
- Panel lifters



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